

hunter
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7 Ryland Close, Tetbury, Gloucestershire, GL8 8TF

Tucked into a private corner position of a mature cul-de-sac, this detached family home boasts extended accommodation, generous off-street parking, and benefits from planning permission for a detached home office.

Ryland Close is a leafy cul-de-sac forming part of a 1990s development on the northern side of Tetbury town centre. The property sits in a favourable corner plot and has been tastefully updated and extended by the current owners. Planning permission has been granted to build a detached home office within the front garden—ideal for anyone working from home. The accommodation is arranged over two floors and extends to approximately 1,393sq. ft. The current owners have created a superb, sociable family kitchen with bi-fold doors opening onto the garden. Further upgrades include a new boiler fitted in 2022, along with newly installed bathrooms, kitchen and oak doors throughout, plus a water softener and an EV charger. Additionally, the granted planning permission for a rear extension still allows a new owner the opportunity to convert the loft into a further bedroom and bathroom, as well as add a detached garden room to the front.

Entering through the front door leads into a central hallway with doors to the sitting room and glazed double doors to the kitchen. A useful downstairs cloakroom is located adjacent to the front door, and stairs lead to the first floor, with bespoke fitted units beneath providing clever storage. The sitting room is positioned at the front of the property and features an attractive bay window, along with a focal fireplace housing a bio-ethanol burner. Spanning the rear of the property is the impressive, open-plan hub of the home, which incorporates a single-storey extension and part of the converted former garage. This room offers a stunning, contemporary kitchen with a lantern-style skylight and versatile areas for dining, sitting, and play. Its adaptable layout allows for various configurations to suit different lifestyles. The kitchen features a range of shaker-style wall and base units, a double Belfast sink, and a generous island with space for multiple stools. Integrated appliances include a ‘NEFF’ double oven, hob, extractor hood, and dishwasher, plus there is a wine cooler and a boiling water tap. Bi-fold doors seamlessly connect the house to the garden during warmer months. At one end of the living space is a handy utility room with plumbing for a washing machine and tumble dryer, as well as additional space for coat and shoe storage. An external door opens onto the garden.

Upstairs, the landing provides access to four bedrooms and the family bathroom. Three of the bedrooms are good-sized doubles, while the fourth is a single room that works well as a home office. The master bedroom benefits from an en-suite shower room. Both the bathroom and en-suite have been recently updated with tasteful, stylish suites; the main bathroom also includes a useful storage cupboard for towels and linen.



Externally, the property is approached via a generous driveway that comfortably accommodates several vehicles. An attractive Cotswold stone wall borders the side boundary, adjacent to an open green space, creating a lovely open-aspect feel.

The rear garden is level and mainly laid to lawn, with a well-situated patio terrace designed to capture maximum sunlight during the summer months. The garden is enclosed by a combination of Cotswold stone walling and fencing, with mature trees and shrubs enhancing the sense of privacy.

The property is connected to mains services: gas, electricity, water, and drainage.
Council Tax Band: E (Cotswold District Council).

The property is freehold.
EPC: D (68).

Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal connection to HM King Charles III, and his association to nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

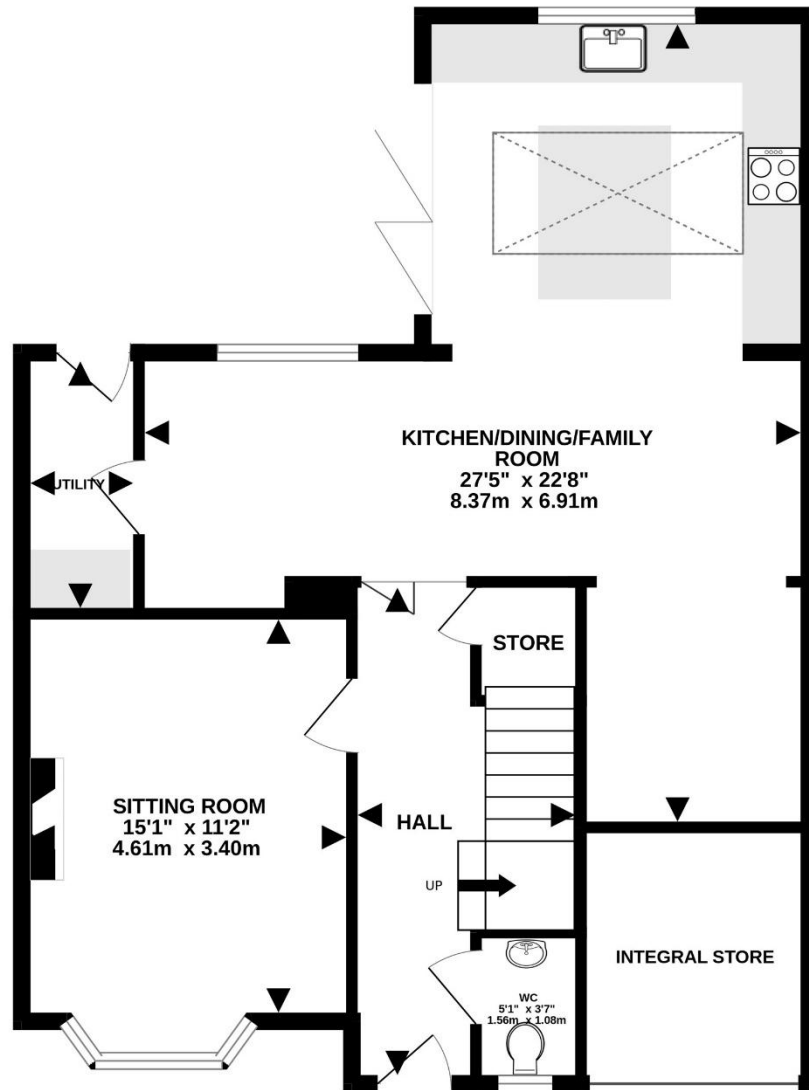
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.



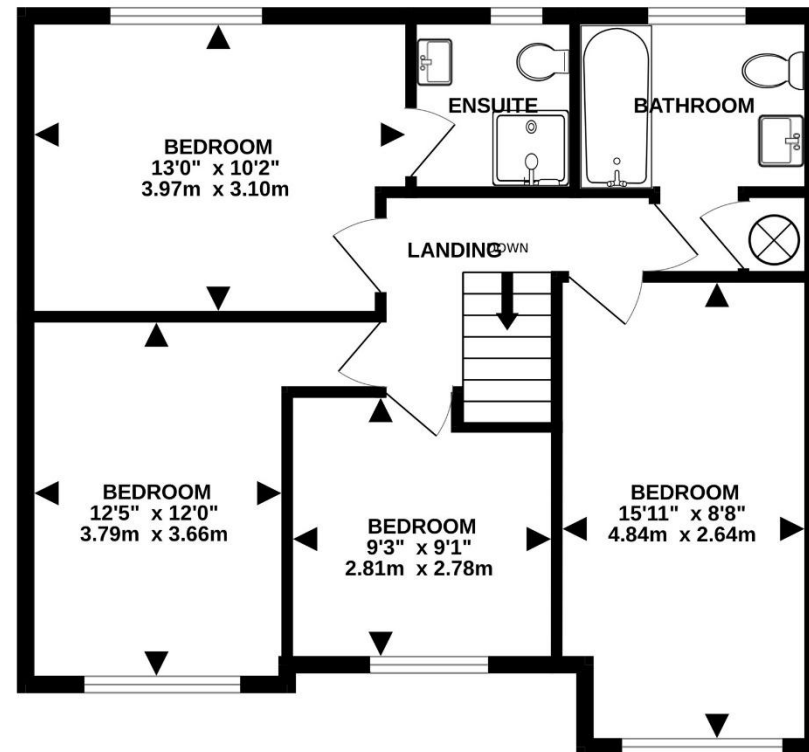
£685,000



GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 sq.m.) approx.